

CITY OF GRAND JUNCTION

ORDINANCE NO. 5268

AN ORDINANCE ADOPTING AND AMENDING THE 2024 EDITIONS, OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PLUMBING AND FUEL GAS CODE AS ADOPTED BY THE STATE OF COLORADO, THE NATIONAL ELECTRIC CODE AS ADOPTED BY THE STATE OF COLORADO, THE MODEL ELECTRIC READY AND SOLAR READY CODE AS ADOPTED BY THE STATE OF COLORADO, AND THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH CERTAIN AMENDMENTS; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH

RECITALS:

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health, safety, and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety, and general welfare of the people of the City of Grand Junction. The International Codes, which are hereby adopted, are the state of the art. The Codes are mutually adopted by the City and Mesa County, which provides for efficient building and enforcement practices. Also, the International Codes are increasingly common in many communities, which further increase the benefits of standardization. This ordinance and the codes which it adopts regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Grand Junction.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Title 15 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

15.12.010 Adoption of International Building Code and Standards.

(a) The International Building Code, 2024 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IBC" or "International Building Code") is hereby adopted to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including,

but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, and structures within the jurisdiction.

(b) The following chapters of the Appendix of the International Building Code, 2024 Edition, are adopted:

- (1) Chapter C, Group U – Agricultural Building
- (2) Chapter I, Patio Covers
- (3) Chapter P, Sleeping Lofts

No other chapters of the IBC Appendix are adopted.

15.12.020 Amendments to International Building Code.

The building code adopted in GJMC 15.12.010 is hereby amended as follows:

- (a) Section 101: **101.4.4 Property maintenance** is deleted in its entirety.
- (b) Section 105:

105.1 Required is amended by the addition of the sentence: "Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.

105.2 Work exempt from permit is amended to read:

6. Sidewalks, driveways, and platforms not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

11. Swings and other playground equipment, located outside, of all occupancies covered by this code.

14. Plastic covered crop production shelters where access to public is prohibited.

15. Shade fabric structures 400 square feet or less.

16. Storage containers on active construction sites for short-term utilization, subject to annual review.

105.6 Suspension or revocation is amended by the additional sentence:

The Building Official may suspend or revoke a permit when a Stop Work Notice is issued in writing by another governing federal, state or local authorities in violation of any ordinance or regulation under their authority.

- (c) Section 109: **109.2 Schedule of permit fees** is amended by adding the following language:

Permit fees shall be determined by City Council and set forth in a Resolution.

109.6 Refunds is amended by adding the following language:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

109.7 Fees for agriculture buildings is added to read as follows:

No fees shall be required for a building permit obtained for Agricultural Buildings defined as "buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public." This agricultural building fee exemption does not include fees for electrical, mechanical, and plumbing permits for said structures.

(d) Section 110: **110.7 Inspections for agricultural buildings** is added to read as follows:

No inspection shall be required for a building permit obtained for agricultural buildings as defined above. This exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical, and plumbing.

(e) Section 111:

111.2 Certificate issued is amended by deletion of the following: "or other laws that are enforced by the department" and replaced with "or other codes adopted in this Title 15."

111.3 Temporary occupancy is amended by addition of the following: "Such temporary occupancy shall be limited to the provisions of this code or any other code included in Title 15."

(f) Section 113: **113 Board of appeals** is amended by deleting and replacing with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

(g) Section 114: **114.4 Violation penalties** is deleted as written and replaced with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

(h) Section 116: **116.1 Unsafe Conditions** is amended with the additional paragraph:

The building official may cause the premises to be closed up and secured through any available public agency or contractor arrangement by private persons and the cost thereof shall be charged against the real property upon which the structure is located and shall be a lien upon such real property and may be collected by all legal means. The building official may condemn unsafe structures.

- (l) Section 305: **305.2.3 Five or fewer children in a dwelling unit** is amended by deleting "Five" and replacing with "Twelve".
- (j) Section 308: **308.2.4 Five or fewer persons receiving custodial care** is amended by deleting "provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section P2904 of the International Residential Code."
- (k) Section 310:

310.4.1 Care facilities within a dwelling is amended by deleting "provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section P2904 of the International Residential Code"

310.6 Residential Group R-5 is added and reads as follows:

Residential Group R-5 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment. This occupancy requires that all persons residing within shall, without any assistance, be capable of responding to an emergency situation to complete building evacuation. Such occupancy shall comply with the International Residential Code. This group shall include, but not be limited to, the following:

Congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure or portion thereof.

- (m) Section 1004: **Table 1004.5 Maximum floor area allowances per occupant** is amended to change the maximum floor area allowance per occupant of Agricultural Building from "300 gross" to "500 gross."
- (n) Chapter 30: **Chapter 30 Elevators and conveying systems** is amended by the addition of the following four sections:

SECTION 3010

PERMITS & CERTIFICATES OF INSPECTION

3010.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in ASME A17.1, without first having obtained a permit

for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

3010.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3013.

3010.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

3010.4 Applications for Certificates of Inspection. Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

3010.5 Fees. A fee for each permit shall be paid to the building official as determined by City Council and set forth in a Resolution.

SECTION 3011 DESIGN

3011.1 Detailed requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

SECTION 3012 REQUIREMENTS FOR OPERATION AND MAINTENANCE

3012.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installation and shall cause periodic inspections to be made on such conveyances as required by this section.

3012.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ASME A17.1.

3012.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by ASME A17.1.

3012.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

SECTION 3013 UNSAFE CONDITIONS

3013.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

(o) Section 3109: **3109.1 General** is deleted and replaced with the following:

Swimming pools, spas, and hot tub barriers shall comply with section 305 of the International Swimming Pool and Spa Code, 2024 Edition.

15.16.010 Adoption of National Electrical Code.

The National Electrical Code published by the National Fire Protection Association as amended and adopted by the State of Colorado Electrical Board pursuant to Title 12, Article 115, C.R.S., (hereafter "NEC" or "National Electrical Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of electrical systems within the jurisdiction.

15.16.020 Amendments to the National Electrical Code.

The National Electrical Code adopted in GJMC 15.16.010 is amended to include:

Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by City Council and set forth in a resolution.

Chapter 15.20 Plumbing Code is deleted as written and replaced with the following:

Chapter 15.20 Colorado Plumbing and Fuel Gas Code

15.20.010 Adoption of the Colorado Plumbing and Fuel Gas Code

The International Plumbing Code, International Fuel Gas Code, and applicable chapters of the International Residential Code Colorado published by the International Code Council as amended and adopted by the State of Colorado Plumbing Board pursuant to Title 12, Article 155 C.R.S., and as it may be amended together with amendments set forth below (hereafter "CPFGC" or "Colorado Plumbing and Fuel Gas Code") is adopted to regulate the design,

construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of plumbing systems within the jurisdiction.

15.20.020 Amendments to the Colorado Plumbing and Fuel Gas Code.

The code adopted in GJMC [15.20.010](#) is hereby amended as follows:

(a) **Fee schedule** is amended by the addition of the following: A fee for each permit shall be determined by City Council and set forth in a Resolution.

(b) **Fee refunds** is deleted as written and replaced with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

(c) **Means of appeal** is amended by deleting as written and replacing with the following:

The Colorado State Plumbing Board serves as the Board of Appeals for the International Plumbing Code.

15.24.010 Adoption of International Mechanical Code.

(a) The International Mechanical Code, 2024 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IMC" or "International Mechanical Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of mechanical systems within the jurisdiction.

15.24.020 Amendments to International Mechanical Code.

The mechanical code adopted in GJMC [15.24.010](#) is hereby amended as follows:

(a) Section 108: **108.2 Schedule of Permit Fees** is amended by deleting as written and replacing with the following:

Fees shall be as determined by City Council and set forth in a Resolution.

(b) Section 108: **108.6 Refunds** is amended by deleting as written and replacing with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

- (c) Section 112: **112 Means of appeal** is amended by deleting as written and replacing with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

- (d) Section 114: **114.4 Violation penalties** is amended by deleting as written and replacing with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

Chapter 15.28 Fuel Gas Code is deleted in its entirety.

15.30.010 Adoption of International Existing Building Code.

The International Existing Building Code, 2024 Edition, as published by the International Code Council, Inc., together with amendments set forth below (hereafter "IEBC" or "International Existing Building Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repairs, location, relocation, replacement, addition to, use and maintenance of existing buildings.

15.30.020 Amendments to the International Existing Building Code.

The existing building code adopted in GJMC 15.30.010 is hereby amended as follows:

- (a) Section 108:

108.2 Schedule of permit fees by deleting as written and replacing with the following:

A fee for each permit shall be as determined by City Council and set forth in a Resolution.

108.6 Refunds is deleted as written and replaced with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

- (b) Section 112: **112 Board of appeals** is amended by deleting as written and replacing with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

- (c) Section 113: **113.4 Violations** is amended by deleting as written and replacing with the following: Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

- (d) Section R115: **R115 Unsafe buildings and equipment** is amended by deleting as written and replacing with:

As amended in section 116 of the 2024 International Building Code.

15.36.010 Adoption of International Residential Code.

- (a) The International Residential Code, 2024 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IRC" or "International Residential Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of one- and two-family dwellings and townhouses not more than three stories in height within the jurisdiction.
- (b) The following chapters of the Appendix of the International Residential Code, 2024 Edition, are adopted:
- (1) Appendix BB, Tiny Houses
 - (2) Appendix BF, Patio Covers
 - (3) Appendix BO, Existing Buildings and Structures
 - (4) Appendix CB, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances Listed For Use With Type B Vents
 - (5) Appendix CC, Recommended Procedures for Safety Inspections of Existing Appliance Installation.

No other chapters of the Appendix are adopted.

15.36.020 Amendments to International Residential Code.

The residential code adopted in GJMC [15.36.010](#) is hereby amended as follows:

- (a) Section R101: **R101.2 Scope** is amended by moving "Owner-occupied lodging houses with five or fewer guestrooms" and "A care facility with five or fewer persons receiving custodial care within a dwelling unit" from exception to Scope. In addition, the following is added under scope:
- Child Care Facilities as permitted under HB 21-1222, but not to exceed 12 Children And Residential Group R-5, as defined in the IBC as adopted in Chapter 15.12.
- (b) Section R102: **R102.6 Existing Structures** is amended by deleting "International Property Maintenance Code."
- (c) Section R104:

- (d) **R104.2.3.1 Flood hazard areas** is amended by deleting as written and replaced with the following:

No permit shall be issued without review and approval from the local jurisdiction floodplain administrator.

- (e) **R104.3.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following:

No permit will be issued without review and approval from the jurisdiction floodplain administrator.

- (f) Section R105:

R 105.1 Required is amended by the addition of the following sentence:

Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.

- (g) **R105.2 Work exempt from permit** is amended to read:

5. Sidewalks, driveways and platforms not more than 30 inches above adjacent grade and not over any basement or story below.

7. Temporary (removable) prefabricated swimming pools installed for a maximum of 180 days per year.

8. Swings, playhouses, and other playground equipment.

10. Decks that are not more than 30 inches above grade at any point.

11. Re-siding of buildings regulated by this code.

Roof recover of buildings regulated by this code that do not exceed the limits of Sections R908.4 and 908.4.1.

Plastic covered crop production shelters where access to the public is prohibited.

- (h) Section R106:

R106.1.4 Buildings in flood hazard areas is amended with deleting and replacing with the following:

The floodplain administrator shall be responsible for adherence to applicable regulations under their authority. A final verification and approval from the floodplain administrator is required prior to issuance of a Certificate of Occupancy.

R106.3.1 Construction documents is amended by deleting the second sentence of the first paragraph.

R106.5 Retention of construction documents is deleted in its entirety.

(i) Section R108:

R108.2 Schedule of permit fees is deleted and replaced with the following:

Fees shall be as determined by City Council and set forth in a Resolution.

R108.5 Refunds is amended by the deletion of this section in its entirety and replaced with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds shall be made after work has commenced or after 180 days of issuance.

R108.7 Fees for agriculture buildings is added to read:

No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.

(j) Section R109: **R109.5 Inspections for agriculture buildings** is added to read as follows:

No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing.

(k) Section R110:

R110.2 Certificate issued is amended by deletion of: "or other laws that are enforced by the department" and replaced with: "or other codes referenced in this Title 15."

R110.3 Temporary occupancy is amended by addition of the following:

Such temporary occupancy shall be limited to the provisions of this code or the other codes in Title 15.

(l) Section R112: **R112 Board of Appeals** is deleted as written and replaced with the following:

The Board of Appeals established in GJMC [15.08.010](#) shall serve as the Board of Appeals.

- (m) Section R113: **R113.4 Violation penalties** is amended by deleting as written and replacing with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

- (n) Section R115: **R115 Unsafe structures and equipment** is amended to read:

As amended in section 116 of the 2024 International Building Code.

- (o) Section R202: **R202 Definitions** is amended to include the following:

DWELLING. Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. Dwelling is not defined as a building that is used, intended, or designed to be separated as individually owned properties. See definition of townhouse.

TOWNHOUSE. A building that contains two or more attached townhouse units.

- (p) Table R302.1: **Table R302.1(1) Exterior Walls**, is amended by changing the following:

Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet

Projections (not fire resistance rated) Minimum Fire Separation Distance = 2 feet

Openings (unlimited) Minimum Fire Separation Distance = 3 feet

Openings, deleted 25% Maximum Wall Area/0 Hours/3 feet

Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.4 and at 3 feet or greater, no requirements.

- (q) Section R302:

R302.2 Townhouses is amended to include the following:

For the purpose of this section, "townhouse" shall include two (2) or more attached units as defined in Section R202.

R302.3 Two-family dwellings is amended to read:

Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse.

- (r) Section R306: **R306 Flood-resistant construction** is amended by deleting as written and replacing with the following:

The floodplain administrator shall be the delegating authority.

- (s) Section R309:

R309.1 Townhouse automatic sprinkler systems is amended by deleting and replacing with the following:

An automatic sprinkler system shall be installed in townhouses that contain more than four townhouse units. Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

R309.2 Automatic fire sprinkler systems is amended by the deletion of "shall be installed" and replaced with "may be installed".

(t) Section R317:

R317.1 Floor surface is amended by the deleting the second paragraph.

R317.5 Fire sprinklers is deleted in its entirety.

(u) Section R319: **R319.1 Emergency escape and rescue openings required** first sentence is amended to read: Basements, floors above grade plane, habitable attics, the room to which a sleeping loft is open and every sleeping room shall have not less than one operable emergency escape and rescue opening.

(v) The following exception is added:

5. Storage rooms located above a garage and accessed only through the garage.

(w) Section R322: **R322.1 Dwelling units or sleeping units** is deleted in its entirety.

(x) Section R323: **R323 Elevators and Platform Lifts** is deleted in its entirety.

(y) Section R325: **R325.1.2 Natural ventilation** Exception 3 is deleted and replaced with the following:

Required ventilation openings shall be permitted to open into a thermally isolated sunroom or roofed porch, deck, or patio where the space has adequate openings to the outside.

(z) Section R328: **R328.1 Swimming pools, spas and hot tubs** is deleted in its entirety.

(aa) Section R333: **R333 Wildfire hazard areas** is amended by adding **R333 Requirements in Wildlife Hazard Areas** with the following:

R333.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).

R333.2 Roof coverings for new buildings or structures or additions thereto or roof covering utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL790 or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the

eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

R333.3 Roof Valleys where provided, the valley flashings shall be not less than 0.019-inch (0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

R333.4 Underfloor Enclosure. Buildings or structures shall have underfloor areas with habitable space located above enclosed to the ground with exterior walls.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction, fire-retardant-treated wood or heavy timber construction. Fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.

R333.5 Vents. Where provided, attic ventilation openings, foundation or underfloor vents, or ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

R333.6 Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Area.

R333.7 Replacement or repairs to buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall meet the requirements of this section for new construction.

(bb) Chapter 11: **Chapter 11 Energy efficiency** is deleted in its entirety and replaced with the following:

See 2021 International Energy Conservation Code as adopted for energy code requirements.

15.40.010 Adoption of International Energy Conservation Code.

The International Energy Conservation Code, 2021 Edition, promulgated by the International Code Council, Inc., (hereafter "IECC" or "International Energy Conservation Code") is hereby adopted as the code for the City of Grand Junction regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition

to, use and maintenance of the building envelope, mechanical, lighting and power systems in the jurisdiction.

15.40.020 Amendments to International Energy Conservation Code.

The energy conservation code adopted in GJMC [15.40.010](#) is hereby amended as follows:

(a) Section 103: **R103.5 Retention of construction documents** is hereby deleted in its entirety.

(b) Section C104 & R104: **C104.2 and R104.2 Schedule of permit fees** is amended by deleting as written and replacing with the following:

Fees shall be as determined by City Council and set forth in a Resolution.

(c) **C104.5 and R104.5 Refunds** is amended by deleting as written and replacing with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

(d) Section C110 & Section R110: **Section C110 & Section R110 Board of appeals** are amended by deleting as written and replacing with:

The Board of Appeals established in Part 13 of the Ordinance, shall serve as the Board of Appeals.

(e) Section C111 & Section R111: **Section C111 & Section R111 Duties of the code official** are hereby amended by the addition of these sections:

The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(f) Section R402:

Table R402.1.3 Insulation minimum R-values and fenestration requirements by component is amended by changing to the following values from the 2024 International Energy Conservation Code:

5 and Marine 4	0.30 ⁱ	0.55	NR	49 or 30ci ^j	30 or 20&5ci ^h or 13&10ci ^h or 0&20ci ^h	13/17	30 or 19&7.5ci or 15ci	15ci or 19 or 13&5ci	10ci, 4 ft ^k	15ci or 19 or 13&5ci
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Table R402.1.3 Insulation minimum R-values and fenestration requirements by component is amended by adding the following footnotes:

- (1) j. Insulation entirely above roof deck.
- (2) k. Slab insulation shall be installed in accordance with Section R402.2.9.1.

Section R402.2.9.1 Slab-on-grade floor insulation installation is amended by deleting the second sentence and replacing it with the following:

Insulation located below grade shall be extended the distance provided in Table R402.1.3 but need not exceed the footing depth in accordance with Section R403.1.4 of the International Residential Code.

- (g) Section R404: **Section R404.2 Interior lighting controls** is deleted.
- (h) Section R408: **Section R408.2 Additional efficiency package options** is amended by the addition of the following sentence at the end of the section:

As an alternative, additional efficiency measures and credits complying with section R408 of the 2024 International Energy Conservation Code, shall be deemed equivalent.

Chapter 15.42 THE MODEL ELECTRIC READY AND SOLAR READY CODE

15.42.010: Adoption of the Model Electric and Solar Ready Code.

The Model Electric Ready and Solar Ready code language developed for adoption by the Energy Code Board, pursuant to Section 24-38.5-401(5), C.R.S. as required by HB22-1362, is adopted as written at the time of this code adoption to regulate the design, construction, quality of materials, erection, installations, alterations, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the jurisdiction.

Miscellaneous provision:

All sections of the referenced Codes in this ordinance not specifically amended by this Ordinance are adopted as published.

The remaining chapters in Title 15 not specifically set forth herein or in conflict herewith shall remain in full force and effect. All other resolutions and/or ordinances in conflict herewith are hereby repealed except as otherwise provided herein.

This ordinance shall be effective as of September 1, 1025.

PUBLIC HEARING:

A public hearing on the adoption by reference thereto of the 2024 editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with certain amendments; and repealing all other ordinances and parts of ordinances in conflict therewith was scheduled in the City Council Chambers at 250 N. 5th Street, Grand Junction Colorado on July 16, 2025 at 5:30 P.M. and the City Clerk published Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in C.R.S. 31-16-201 *et. seq.*

At least one copy of each Code including the appendices thereto, together with certain amendments, all certified to be true and correct, were be on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and able to be inspected by any interested person between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, holidays excepted. A copy of each Code while in effect will remain in the office of the City Clerk for inspection.

Introduced the 18th day of June 2025.

Passed on second reading the 16th day of July 2025.


Cody Kennedy
President of the Council

Attest:

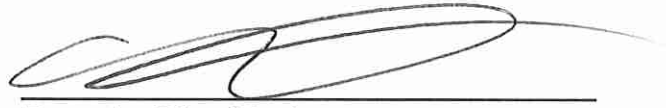

City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5268 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of June, 2025, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 16th of July 2025, at which Ordinance No. 5268 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of July 2025.


Deputy City Clerk

Published: June 21, 2025
Published: July 19, 2025
Effective: August 18, 2025

